



**Gardens Court, 57 Parkstone Road
Poole, Dorset, BH15 2NX**

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Leasehold Price OIEO £150,000

Cash buyers only! Extremely spacious two double bedroom fourth floor flat with wonderful views over Poole Park and the harbour beyond. The property has been loved by the current owner who has lived there over 30 years and would benefit from modernisation and redecoration. It has a 38 year lease remaining, hence the reduced price. The flat has a large living room with enclosed south facing balcony, separate kitchen, and bedrooms with fitted wardrobes. The flat is well laid out with a generous hallway and accessed via an entry phone system. The block has well cared for communal areas and a lift servicing all floors.

- Cash buyers only
- No Forward Chain!
- A spacious 2 double bedroom 4th floor apartment opposite Poole Park
- Large lounge with enclosed southerly facing balcony
- Both bedrooms with fitted wardrobes
- Good sized entrance hall with ample storage
- Double glazing with electric storage heaters
- Potential for modernisation
- 38 years left on the lease, so cash buyers only
- Well maintained block with entry phone system and a lift servicing all floors

Gardens Court can be approached via Parkstone Road or by Kiwi Close, which is a service road behind. There are 10 garages which cost £300 per annum to rent and there is a waiting list (currently one available) Parking is all communal and each flat owner has a parking permit and visitors parking permits are available when needed. The development is within a mile of the town centre and on a bus route. The public swimming pool and Poole hospital are within 500m and with access to the park, just over the road, makes for a wonderful setting.

Term of Lease: 38 years remaining

Maintenance Charges: Approximately £572 every 6 months

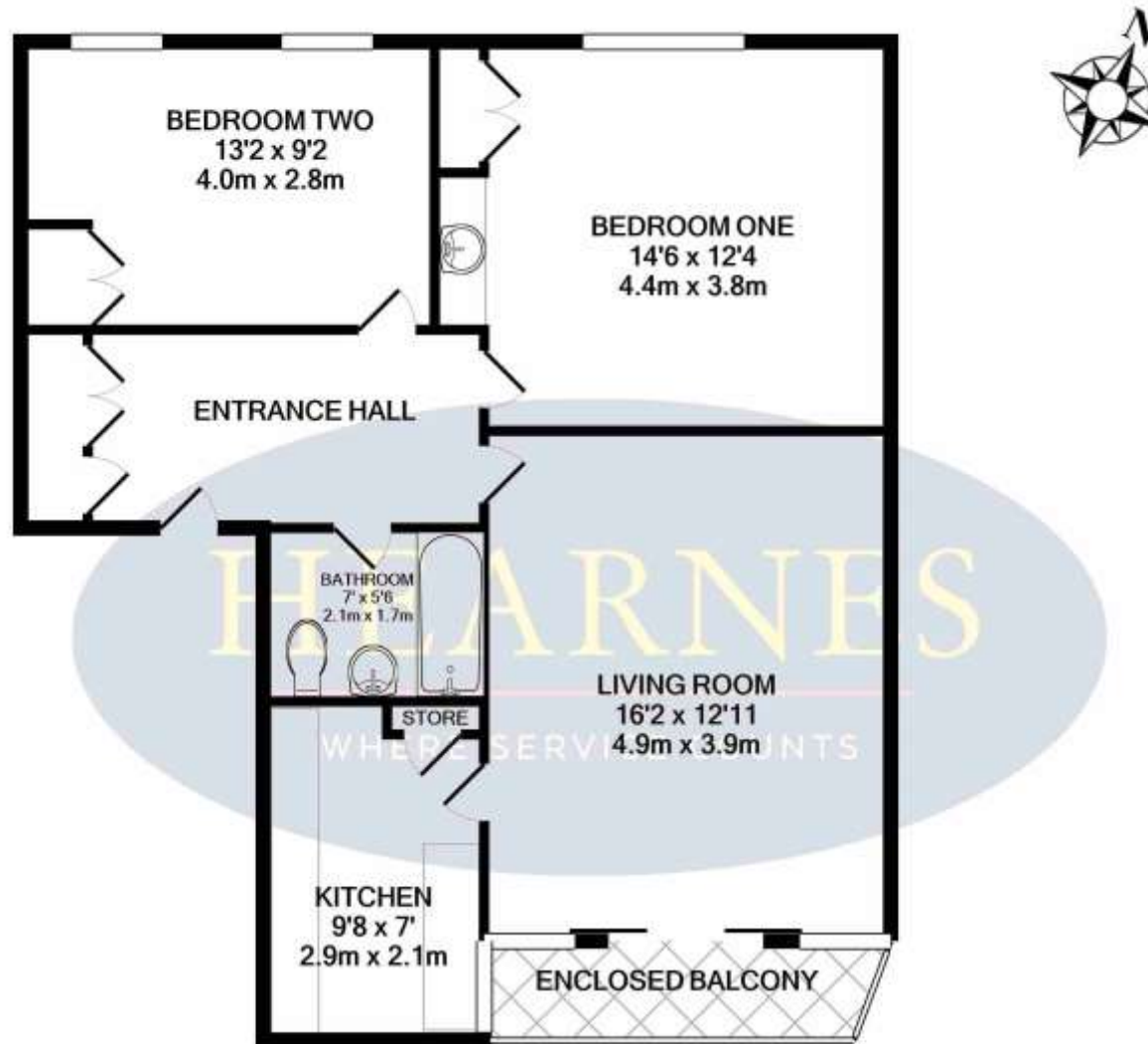
Ground Rent: Approximately £12 Per Annum

COUNCIL TAX BAND: D

EPC RATING: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

